161.0	0002	0019.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 658,800 / 658,800
					USE VALUE: 658,800 / 658,800
					ASSESSED: 658,800 / 658,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS ELLYN A TR
Owner 2:	E A COLLINS MIDDLESEX RLTY
Owner 3:	
Street 1:	11 PROSPECT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,363 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1748 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7363.000	210,200		448,600	658,800
Total Card	0.169	210,200		448,600	658,800
Total Parcel	0.169	210,200		448,600	658,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.89 | /Parcel: 376.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107501

GIS Ref

GIS Ref

Insp Date 06/06/18

!12596!

PREVIOUS ASSESSMENT

Parcel ID 161.0-0002-0019.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	210,200	0	7,363.	448,600	658,800	658,800	Year End Roll	12/18/2019
2019	101	FV	226,200	0	7,363.	448,600	674,800	674,800	Year End Roll	1/3/2019
2018	101	FV	226,200	0	7,363.	397,400	623,600	623,600	Year End Roll	12/20/2017
2017	101	FV	226,200	0	7,363.	333,300	559,500	559,500	Year End Roll	1/3/2017
2016	101	FV	226,200	0	7,363.	333,300	559,500	559,500	Year End	1/4/2016
2015	101	FV	188,900	0	7,363.	288,400	477,300	477,300	Year End Roll	12/11/2014
2014	101	FV	188,900	0	7,363.	278,800	467,700	467,700	Year End Roll	12/16/2013
2013	101	FV	188,900	0	7,363.	265,300	454,200	454,200		12/13/2012

PRINT

Date	Time
12/11/20	02:40:14

LAST REV

Date	Time
02/25/20	08:48:27
danam	
12596	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19392-135		10/1/1988		234,000	No	No		Y

USER DEFINED

Prior Id # 1:	107501
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2019	1040	Siding	16,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2018	MEAS&NOTICE	BS	Barbara S
12/31/2008	Measured	336	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7363		Sq. Ft.	Site		0	70.	0.87	8									448,623						448,600	

Total AC/HA: 0.16903 | Total SF/SM: 7363 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,623 | Spl Credit | Total: 448,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj $ / SQ:	128.891
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	304669
Depreciation:	94447
Depreciated Total:	210221

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

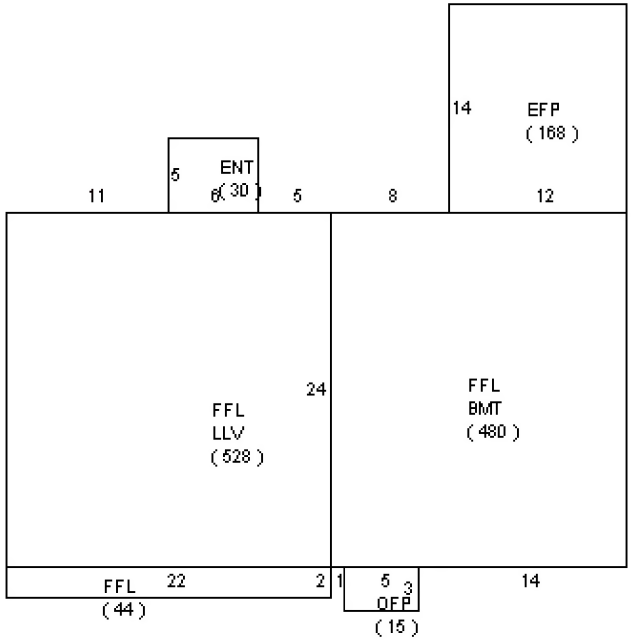
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.89
Special Features:	0	Val/Su Net:	92.48
Final Total:	210200	Val/Su SzAd	199.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,052	128.890	135,594
LLV	Lower Level	528	79.750	42,109
BMT	Basement	480	67.030	32,174
EFP	Enclos Porch	168	43.650	7,333
ENT	ENTRY	30	26.530	796
OFP	Open Porch	15	44.220	663

Net Sketched Area:	2,273	Total:	218,669
Size Ad	1052	Gross Are	2273	FinArea	1748
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0002-0019.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	